

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING APPEALS  
THURSDAY, APRIL 25, 2024**

This regular meeting of the Sugar creek Township Board of Zoning Appeals was held on Thursday, April 25, 2024, at 7:00 pm.

Mr. Froehlich called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

Ms. Froehlich asked Mrs. Tilford to take roll call. Upon call of the roll, the vote resulted in the following:

Dr. Morris - Absent

Mr. Froelich - Present

Mr. Haibach - Absent

Mrs. Moore - Absent

Mrs. Vantrease - Present

Mr. Schatzberg - Present

Mr. Froehlich swore to all those present wishing to speak on behalf of the case.

Mr. Froehlich noted that we will hold the Election of Officers until the next meeting, given the lack of a full complement of regular members in attendance. He then noted that there is one case on the agenda tonight, BZA02-2024.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA02-2024.

Applicant, Mitchell Wolfarth, is requesting a variance from Section 4.12 C. 11. d. of the Sugar creek Township Zoning Resolution to allow for the construction of a 60" aluminum fence in the front yard located to the rear of the principal structure of a double frontage lot (48" permitted). The subject property is 1419 Clearbrook Drive, parcel L32000100130010100, lot number 53 in the Eagle Rise subdivision, and located in the R-1A (Suburban Residential-Low) District.

Mrs. Tilford noted that the applicant was called out of town, and she would do her best to answer any questions, noting that the request is relatively simple.

Mrs. Vantrease asked the type of fence proposed.

Mrs. Tilford stated that the proposed fence would be an aluminum, black fence.

Mrs. Tilford confirmed that the fence does meet all other requirements for fences.

Mr. Schatzberg asked the motivation behind the taller fence.

Mrs. Tilford noted that the applicant has dogs and that the higher fence is necessary for the applicant to feel comfortable allowing them outside, given the proximity to the highly traveled Little Sugarcreek Road.

Discussion ensued regarding the adjacent cemetery lot. Mrs. Tilford explained that the cemetery is a historic cemetery that the township maintains, it is small and no longer active.

Mr. Froehlich stated nobody was present to speak in favor, opposition or offer neutral comments at this time.

Mr. Vantrease made a motion to approve the variance requested. Mr. Schatzberg seconded. Upon call of the roll, the vote resulted in the following:

Mrs. Vantrease - Yes  
Mr. Schatzberg - Yes  
Mr. Froehlich - Yes  
Mr. Schatzberg - Yes

Mrs. Vantrease made a motion to approve the minutes from March 28, 2024, Mr. Schatzberg seconded. Upon call of the roll, the vote resulted in the following:

Mr. Schatzberg - Yes  
Mrs. Vantrease - Yes  
Mr. Schatzberg - Yes  
Mr. Froehlich - Abstain

Mrs. Vantrease made a motion to adjourn, which was seconded by Mr. Froehlich. All were in favor.